



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, August 05, 2016

HEARING OFFICER:

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. May 6, 2016 PDH Minutes
4. May 20, 2016 PDH Minutes

5. A request by **CASEY & LYNN MCLEAN** for a Minor Use Permit (DRC20105-00124) to allow an as-built guesthouse above an existing garage to be located more than 50 feet from a permitted primary residence. The proposed project is located approximately 115 feet from the principal residence in the Agriculture land use category and is located at 4890 Ranchita Vista Way, approximately 1.5 miles northwest of the intersection of Ranchita Canyon Road and Ranchita Vista Way, approximately 8.5 miles northeast of the community of San Miguel. The site is in the El Pomar-Estrella Sub Area of the North County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00124
Supervisory District: 1
Project Manager: Cody Scheel

Assessor Parcel Number: 019-011-046
Date Accepted: May 24, 2016
Recommendation: Approval

6. A request by **SAN LUIS OBISPO COUNCIL OF GOVERNMENTS (SLOCOG)** for a Minor Use Permit / Coastal Development Permit (DRC2015-00046) to allow a new gateway monument sign for the community of Cambria, on the west side of Highway 1, to be viewed traveling southbound on State Highway 1 just south of the Moonstone Beach Drive exit. The project will result in 24 square-feet of site disturbance in the State Highway 1 right-of-way. The project is located in the Recreation land use category, approximately 650 feet south of the Moonstone Beach Drive and State Highway 1 intersection, in the community of Cambria. The project is located in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2015-00046
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: Right-of-way
Date Accepted: June 7, 2016
Recommendation: Approval

7. A request by **MOSCONI (PHILLIPS 66 PIPELINE LLC)** for a Coastal Development Permit/ Minor Use Permit (DRC2015-00044) to allow for the closure and abandonment of the Phillips 66 Company Line 354 Family of pipelines; this will include: exposing fourteen portions of three buried pipelines, where the pipes will be cleaned, capped and 'inerted' (neutralized with nitrogen gas). The project will be conducted in 14 work areas, and result in the total disturbance of approximately 12,570 square feet and excavation work will total approximately 124 cubic yards. The existing pipelines to be closed are within the following land use categories: Recreation, Agriculture, Rural Lands, Open Space and Industrial. Pipeline work location starts in the southwestern corner of the County (near Santa Maria River and the Pacific Ocean) and within the Guadalupe Oil Field Restoration area, and extend northeasterly for approximately 6.3 miles (over 10 existing parcels) to the existing Santa Maria Refinery on the Nipomo Mesa near Highway 1, in the South County (Coastal) Planning Area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on June 30, 2016.

County File Number: DRC2015-00044

APN(s): 092-041-003
092-041-005
092-041-006,
092-041-008
092-011-012
092-021-018,
092-011-009
092-021-004
092-011-019,

HEARING ITEMS

8. A request by **DANNY SULLIVAN** for a Minor Use Permit/Coastal Development Permit (DRC2015-00081) to allow for grading on slopes over 20 percent for two (2) single-family residences of 2,317 sq. ft. and 2,545 sq. ft. located on three (3) adjacent lots. Also requested are two (2) residential vacation rentals and modification to the 50 foot distance requirement between residential vacation rentals. The project will result in 3,626 square-feet of permanent site disturbance on an 11,370 square-foot project site. The project is located in the Residential Multi-Family land use category and is located at 260 and 264 San Miguel Street, at the intersection of San Miguel Street and Avila Beach Drive, in the community of Avila Beach. The project is located in the San Luis Bay (Coastal) planning area. This project is exempt under CEQA.

County File Number: DRC2015-00081
Supervisory District: 3
Project Manager: Brandi Cummings

Assessor Parcel Number: 076-201-071
Date Accepted: May 24, 2016
Recommendation: Approval

9. A request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00078) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 4' tall cylindrical antenna on a new 43' tall utility pole that would replace an existing 34'-7" utility pole, two approximately 1.5' square equipment boxes ("RRUs") mounted at a height of 12' on the replacement pole, two ground mounted equipment cabinets of 50" and 39" in height within a 5' tall wooden fenced enclosure (4' x 7') at the base of the replacement pole, and associated utilities and mounting hardware. The proposed project will result in approximately 50 square feet of site disturbance in the Residential Single Family land use category. The project site is located in the County right-of-way on and adjacent to utility pole #199, in front of 2025 Oxford Avenue, about midway between Emmons Road and Kerwin Street, in the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the proposed environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00078
Supervisory District: 2
Project Manager: Airlin M. Singewald

Location: County Right-of-Way
Date Accepted: June 30, 2016
Recommendation: Approval

10. A request by **LORI & ROB GILLESPIE** for a Minor Use Permit (DRC2014-00027) to allow Temporary Events within a single family residence or within a barn on a 29.02 acre project site. The Temporary Events program will include: 10 events with up to 400 guests; 20 events with up to 350 guests; 10 events with up to 250 guests. No more than 40 events (including non-profits) are proposed onsite during one calendar year. The project also includes the phased construction of an approximate 4,000 sf barn. The project will result in the disturbance of approximately 4,500 sf. The project is located within the Rural Lands land use category, on the northeastern side of Ormonde Road (at 490 Ormonde Road), approximately 1.8 miles north of the City of Arroyo Grande, in the South County Planning Area, San Luis Bay Inland Sub Area South. Also to be considered at the hearing is will be approval of the Environmental Document prepared

for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 30, 2016 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Hazards and Water and are included as conditions of approval.

County File Number: DRC2014-00027
Supervisory District: 3
Project Manager: Holly Phipps

Assessor Parcel Number: 044-301-043
Date Accepted: October 10, 2014
Recommendation: Approval

11. A request by **MATTHEW LUCAS & VALENTINA SARNO** for a Minor Use Permit / Coastal Development Permit (DRC2015-00134) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Recreation land use category and is located at 2915 Avila Beach Drive (Colony lot), approximately 480 feet east of 1st Street, in the community of Avila Beach. The site is in the San Luis Bay Coastal planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2015-00134
Supervisory District: 3
Project Manager: Cody Scheel

Assessor Parcel Number: 076-196-012
Date Accepted: June 8, 2016
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 12:00 PM

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.